

## **MARKETS COMMITTEE**

**Wednesday, 17 July 2019**

Minutes of the meeting of the Markets Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 17 July 2019 at 11.30 am

### **Present**

#### **Members:**

James Tumbridge (Chairman)	Deputy Edward Lord
John Chapman (Deputy Chairman)	Alderman Bronek Masojada
Matthew Bell	Deputy Brian Mooney
Peter Bennett	Deputy Joyce Nash
Mark Bostock	John Petrie
Deputy David Bradshaw	Stephen Quilter
Deputy Kevin Everett	John Scott
Alderman David Graves	Ian Seaton
Michael Hudson	Mark Wheatley
Gregory Lawrence	

### **In Attendance**

#### **Officers:**

Jon Averbs	- Director, Markets & Consumer Protection
Ben Milligan	- Markets and Consumer Protection Department
Donald Perry	- Markets and Consumer Protection Department
Daniel Ritchie	- Markets and Consumer Protection Department
Mark Sherlock	- Markets and Consumer Protection Department
Anna Dunne	- City Surveyor's Department
Steven Chandler	- City Surveyor's Department
Julie Smith	- Chamberlain's Department
Leyla Dervish	- Chamberlain's Department
Andrew Fothergill	- Comptroller & City Solicitor's Department
Peter Lisley	- Assistant Town Clerk
Antoinette Duhaney	- Town Clerk's Department

#### **1. APOLOGIES**

Apologies were received from Nicholas Bensted-Smith, Deputy Henry Jones, Deputy Robert Merrett, Andrien Meyers and Deputy Tom Sleigh.

#### **2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations.

3. **PUBLIC MINUTES**

RESOLVED – That the public minutes of the previous meeting held on 8<sup>th</sup> May 2019 be agreed as a correct record.

4. **MARKETS COMMITTEE RISK UPDATE**

The Committee considered a report of the Director of Markets & Consumer Protection updating Members on the management of risk in accordance with the City of London's Corporate Risk Management Framework.

In response to questions and comments from Members, Officers reported that a Traffic Management Consultant had visited Billingsgate and the outcome of the Transport Risk Audit would be reported in due course. The "Workplace Transport" risk was being well managed and further training would be provided in September 2019. In order to address the perception of non-compliance, the Traffic Management Consultant was reviewing vehicle movements and Officers were confident that all milestones would be achieved by their due date.

RESOLVED - That the report be noted.

5. **CITY HARVEST PARTNERSHIP WITH NEW SPITALFIELDS MARKET**

The Committee considered a report of the Director of Markets & Consumer Protection in respect of the City Harvest Charity proposals to collect and redistribute end of life produce from New Spitalfields Market.

The Committee unanimously endorsed the officer recommendations and debated the merits of awarding a grant to City Harvest rather than allowing them a "rent free period." It was also suggested that the recommendation be amended to facilitate an annual review of the tenancy.

RESOLVED – That a tenancy-at-will for City Harvest, in the former CHEP site, at a peppercorn rent be approved and reviewed annually, on the proviso that all service charge and business rates costs are met by City Harvest.

6. **MARKETS REVENUE OUTTURN 2018/19**

The Committee considered a report of the Chamberlain comparing the 2018/19 revenue outturn with the end of year budget.

In presenting the report, Officers advised that costs of £40,000 for the hydraulic platform replacement and £4,000 for replacement matting for the refrigeration deck would be met from an agreed carried forward underspend from the local risk budget. Other items listed in paragraph 6 on page 36 of the agenda pack had not been approved on the grounds that these items were not planned for during the 2018-19 financial year.

In response to questions and comments from Members, Officers stated that there were no Health & Safety implications arising from delaying the outstanding items in para 6 which would be carried forward 2020/21.

RESOLVED – That the report and the proposed carry forward of local risk underspends to 2019/20 be noted.

7. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

8. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**  
**Market Superintendent updates**

*Billingsgate* - The Market Superintendent advised that

- Some tenants felt that Members were unaware of the challenges presented by the capacity and ageing infrastructure. Tenants had been assured that this was a key consideration in proposals to co-locate the markets. Members were alerted to the likelihood that these concerns would be raised by tenants at the forthcoming Markets Committee visit on 30<sup>th</sup> August 2019.
- Since the last meeting, Billingsgate had hosted separate visits by the Lord Mayor on 5<sup>th</sup> July and the Chief Commoner on 12<sup>th</sup> July.
- The Superintendent was working closely with industry authority Seafish and the Billingsgate Seafood Training School to promote Seafood Week from 4<sup>th</sup> – 11<sup>th</sup> October 2019.

*New Spitalfields* - The Market Superintendent advised that

- Entry barrier works were in the final phase and it was anticipated that system test would take place two weeks hence.
- The CCTV contract had been awarded to Clearview communications limited and the number of cameras would be increased from 86 cameras to 146. The procurement exercise had been very successful and the final contract price was lower than indicated by the soft market test.
- A Customer Service questionnaire had yielded positive feedback although the response rate was low. A follow up survey would be carried out in 12 months in the hope that the response rate would increase.
- The Coroner pre-inquest review regarding the Fatality on site would be held on 18<sup>th</sup> July 2019 and the HSE had made observations in respect risks associated with the hoops of the cargo stay being used as a means of assisting in climbing up the rear of the load. The HSE would, in any case, warn against the use of Cargo Stays being as a means of climbing the side of a load. Officers would work jointly with SpMTA to disseminate this information to freight companies.

*Smithfield* – The Market Superintendent advised that

- The annual Smithfield Market Street Party would be held on Sunday 25<sup>th</sup> August 2019 and further details would be circulated to Members in due course

### **New policy for commercial filming**

Officers reported that the Communications Team was in the process of reviewing the Corporation of London Filming Policy and also how income from filming was shared/spent across the corporation. A report on this matter had been considered by the Policy & Resources Committee on 4<sup>th</sup> July 2019. The Committee agreed that in consultation with the Committee Chairman, Officers should provide feedback to the Communications Team on the impact of the new policy and any recommendations deemed appropriate.

### **Markets Energy Prices**

Arising from concerns raised by tenants during the Committee's visit to New Spitalfields Market on 15<sup>th</sup> July, Officers had produced a briefing note to explain the reasons some Market tenants had experienced significant increases in energy costs.

In response to questions and comments from Members, Officers stated that year on year increases in energy costs were unavoidable and the energy broker and the City of London Corporation were exposed to the volatile market conditions when buying energy. However, going forward, the impact of price volatility would be mitigated by advance purchasing. The City of London Corporation was in the process of tendering for a power purchase agreement to fix energy commodity prices with the Consumer Prices Index (CPI) as indexation. This would result in greater certainty and increased pricing stability in purchasing energy at the most advantageous market rates.

Officers accepted the Committee's concerns at the impact of the escalating energy costs on tenants and also the accountability for previous purchasing decisions. Officers also highlighted that they were exploring the terms of current leases to see whether there were limits on how much tenants could be charged for energy costs.

Officers assured Members that discussions were ongoing between Markets & Consumer Protection and Energy Efficiency Officers to review the circumstances leading to the fluctuating energy prices and assess scope for altering the current Purchasing Strategy to secure the most economically advantageous energy prices and create price stability.

The Committee noted the briefing and agreed that officers should provide a further update report to the Committee's next meeting.

## **9. EXCLUSION OF THE PUBLIC**

**RESOLVED** – That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the remaining items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

## **10. NON-PUBLIC MINUTES**

**RESOLVED** – That the non-public minutes of the previous meeting held on 8<sup>th</sup> May 2019 be agreed as a correct record.

**11. CITY'S WHOLESALE MARKETS - CONSOLIDATION PROGRAMME UPDATE**

The Committee considered a report of the City Surveyor outlining action to progress the Markets Consolidation Programme.

**12. MARKET DEBTS UPDATE**

The Committee considered a report of the Director of Markets and Consumer Protection on debt management.

**13. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no non-public questions.

**14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

The Committee considered one urgent item of business.

**The meeting ended at 1.14 pm**

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Chairman

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